

RE: PETITION FOR RESIDENTIAL ZONING VARIANCE  
W/S Woodward Lane, 210' N of Falls Road  
2 Woodward Lane  
8th Election District  
3rd Councilmanic District  
William M. Pitcher, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 91-162-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance, pursuant to Section 22-26(b)(1) of the Baltimore County Code and Section 1A04.3.B.3 Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 32 ft. in lieu of the required 50 ft. (attached single car garage) and to amend the Final Development Plan of Woodward to allow the proposed construction outside of the building envelope, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for a Residential Variance, the subject property, known as 2 Woodward Lane, zoned R.C.5, having been posted and there being no request for a public hearing, this matter is ready for determination. The Petitioners are requesting a variance to allow an accessory structure (attached single car garage).

The Petition was originally filed as an Administrative Variance which was incomplete and the Petition was scheduled for hearing on December 13, 1990. Upon request from the Petitioners to supply additional documentation which has been marked Petitioners' Exhibits Nos. 5, 6, 7, the necessity for a public hearing has been eliminated. Therefore, this matter will be addressed as an Administrative Variance.

The Petitioners have filed the supporting affidavits, as required by Section 22-26 (b)(1) of the Baltimore County Code. There is no evidence in the file or record to indicate that the subject variance would adversely affect the health, safety and/or general welfare of the public.

In the opinion of the Zoning Commissioner, it is established that the information and affidavits provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners. Based upon the information available, the relief should be granted.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22<sup>nd</sup> day of January, 1990 that the Petition for a Zoning Variance, pursuant to Section 22-26(b)(1) of the Baltimore County Code and Section 1A04.3.B.3 Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 32 ft. in lieu of the required 50 ft. (attached single car garage) and to amend the Final Development Plan of Woodward to allow the proposed construction outside of the building envelope, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the addition to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:mm  
cc: Peoples Counsel

ORDER RECEIVED FOR FILING  
Date 1/23/90  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

January 29, 1991

Mr. and Mrs. William Pitcher  
2 Woodward Lane  
Lutherville, Maryland 21093

RE: Petition for Residential Zoning Variance  
Case No. 91-162-A

Dear Mr. and Mrs. Pitcher:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner

JRH:mm  
encl.  
cc: Peoples Counsel

## PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section

1A04.3.B.3 to permit a side yard setback of 32 ft. in lieu of the required 50 ft. (for proposed single car garage) and to amend the final development plan of Woodward to allow the proposed construction outside of the building envelope.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason D2 (Indicate hardship or practical difficulty)

Built to accommodate senior citizen with physical disabilities (mother) in bad weather.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Attorney's telephone number

RECEIVED by the Zoning Commissioner of Baltimore County, this 31 day of Oct, 1990, that the subject matter of this petition be posted on the property on or before the 21 day of Nov, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED,

IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 13 day of Dec, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 18 day of Nov, 1990, at 10:00 o'clock.

ORDER RECEIVED FOR FILING

Date

By

## AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does not presently or upon settlement will reside at 2 Woodward Lane or lot #1 as shown on the plat entitled Plat of Woodward. (Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

Proposed single car garage addition, built to accommodate senior citizen (mother) with physical disabilities in bad weather.

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

*William M. Pitcher*  
AFFIANT (Handwritten Signature)  
*Constance M. Pitcher*  
AFFIANT (Handwritten Signature)

William M. Pitcher  
AFFIANT (Printed Name)  
Constance M. Pitcher  
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29<sup>th</sup> day of October, 1990, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William M. Pitcher and Constance M. Pitcher

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10/29/90  
DATE

*Barbara J. Handolph*  
NOTARY PUBLIC

My Commission Expires: 7-24-94

#### ZONING DESCRIPTION

Beginning at a point on the westernmost right of way line of Woodward Lane (40 ft. wide) at a distance of 210' north of the center line of Falls Road. Being Lot #1 in the subdivision of Woodward. Also known as #2 Woodward Lane in the 8th Election District.

Area 5.26 acres plus or minus.

91-162-A

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

receipt  
No 3783

Date

10/30/90

H9100185

PUBLIC HEARING FEES

QTY

PRICE

110 - ZONING VARIANCE (1PL)

1 X

\$35.00

960 - POSTING SIGNS / ADVERTISING 1 X

1 X

\$25.00

LAST NAME OF OWNER: PITCHER

TOTAL: \$60.00

0404H0044KICHR

BA C00719AM10-31-90

\$60.00

Cashier Validation:

Please make checks payable to: Baltimore County

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting November 12, 1990

Posted for: Residential Variance

Petitioner: William M. Pitcher, et ux

Location of property: W/S Woodward Lane, 210' N of Falls Road

2 Woodward Lane

Location of Signs: In front of 2 Woodward Lane

Remarks:

Posted by: *J. Robert Haines*

Date of return: November 16, 1990

Number of Signs: 1

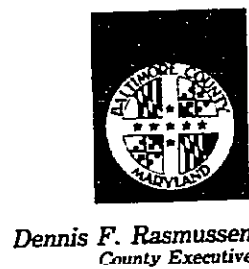


Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

November 7, 1990

Mr. & Mrs. William M. Pitcher  
2 Woodward Lane  
Lutherville, Maryland 21093



Dennis F. Rasmussen  
County Executive

Re: CASE NUMBER: 91-162-A  
LOCATION: W/S Woodward Lane, 210' N of Falls Road  
2 Woodward Lane

Dear Petitioner(s):

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any action made to this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before November 21, 1990. The last date (closing date) on which a neighbor may file a formal request for hearing is December 6, 1990. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said action. In either case, (a) receipt of notification that you will have a public hearing or, (b) the passing of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your order to be held and incur a \$50.00 charge. Please be advised that the order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

/s/  
G. S. Stephens  
(301) 887-3391

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

December 6, 1990

Mr. & Mrs. William M. Pitcher  
2 Woodward Lane  
Lutherville, MD 21093

RE: Item No. 185, Case No. 91-162-A  
Petitioner: William M. Pitcher, et ux  
Petition for Residential Variance

Dear Mr. & Mrs. Pitcher:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

/s/  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this  
30th day of October, 1990.

/s/  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

/s/  
Chairman  
Zoning Plans Advisory Committee

Petitioner: William M. Pitcher, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: December 3, 1990

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Edith May Souza, Item No. 166  
Earlie E. and Linda R. Towe, Item No. 170  
Roland H. and Darlene Farlow, Item No. 171  
Kwan Woo Lee, Item No. 173  
Harry E. Belsinger, et al., Item No. 175  
Gary D. and Kathleen M. Stewart, Item No. 178  
Dale A. and Cheryl Polczynski, Item No. 181  
Bruce D. and Mary V. Frith, Item No. 182  
Eileen C. Misler, Item No. 183  
William M. and Constance M. Pitcher, Item No. 185  
Key Federal Savings Bank, Item No. 186  
Stephen D. and Wendy K. Mooney, Item No. 189  
Brian D. and Tullia Briscoe, Item No. 193  
Charles Henry and Vickie Jean Wallis, Item No. 195  
Sharon Plaskowski, Item No. 196  
Gary E. Stahl, Item No. 199  
Keith E. and Terri L. Yeager, Item No. 201  
Robert E. and Deborah L. Jennings, Item No. 202  
Gloria P. Brown, Item No. 203  
Robert E. and Karen F. Ege, Item No. 207  
Javad Darbandi, Item No. 208  
Thomas D. and Jeannette Considine, Item No. 209  
Helen M. Yingling, Item No. 214

In reference to the Petitioners' requests, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEMSMUL.TPL/ZAC1

received  
12/10/90

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5500  
(301) 887-4500

Paul H. Reinecke  
Chief

NOVEMBER 21, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: WILLIAM M. PITCHER

Location: #2 WOODWARD LANE

Item No.: 185 Zoning Agenda: NOVEMBER 20, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 22

REVIEWER: [Signature] Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JR/KEK

received  
11/26/90

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

November 15, 1990

received  
11/21/90

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 185  
PROPERTY OWNER: William M. Pitcher, et ux  
LOCATION: W/S Woodward Lane, 210' N of Falls Road (#2 Woodward Lane)  
ELECTION DISTRICT: 8th  
COUNCILMANIC DISTRICT: 3rd

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

( ) PARKING LOCATION ( ) RAMP (degree slope)  
( ) NUMBER PARKING SPACES ( ) CURB CUTS  
( ) BUILDING ACCESS ( ) SIGNAGE

( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

X A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

(XX OTHER - NO OTHER COMMENT AT THIS TIME

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: November 16, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for November 20, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 165, 166, 171, 173, 174, 175, 183, 185, 190, 191, 192, 197 and 199.

Item 184 is subject to the previous County Review Group comments.

/s/  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

December 14, 1990

Mr. & Mrs. William M. Pitcher  
2 Woodward Lane  
Lutherville, Maryland 21093

Re: CASE NUMBER: 91-162-A  
LOCATION: W/S Woodward Lane, 210' N Falls Road  
2 Woodward Lane

Dear Petitioner:

By order of the Zoning Commissioner's Office, dated December 13, 1990, this matter must be scheduled for a public hearing.

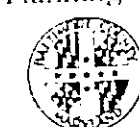
Formal notification of the hearing date will be forwarded to you shortly. As you recall, it will now be necessary to run notice of the hearing in two local newspapers. You will be billed for these advertising costs.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

/s/  
G. S. Stephens  
(301) 887-3391





111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

January 25, 1991

Mr. and Mrs. William M. Pitcher  
2 Woodward Lane  
Lutherville, Maryland 21093

RE: Case No. 91-62-A  
W/S Woodward Lane, 210 ft. N Falls Road  
2 Woodward Lane

Dear Mr. and Mrs. Pitcher:

I am in receipt of the additional information that you forwarded to my office on January 10, 1991.

Please be advised that the notice for public hearing in this matter has been superseded by your additional information and a determination upon a variance request will be forthcoming shortly.

Thank you for your time and cooperation.

Very truly yours,  
*J. Robert Haines*  
J. Robert Haines  
Zoning Commissioner

JRH:mmm

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2 WOODWARD LANE

Subdivision name: WOODWARD

plat book # 47, folio # 118, lot # 1, section # 1

OWNER: William Pitcher

**Petitioner's Exhibit 1**

SEE NEXT PAGE

ANY QUESTIONS OR PROBLEMS  
PLEASE CALL GEORGE AYRES  
592-3200

**91-162-A**

LOCATION INFORMATION

Councilmanic District: 3

Election District: 388

1"=200' scale map: N.W. 13C

Zoning: RC 5

Lot size: 5.26 acreage

Square feet

SEWER: ☒ WATER: ☒

Chesapeake Bay Critical Area: ☐

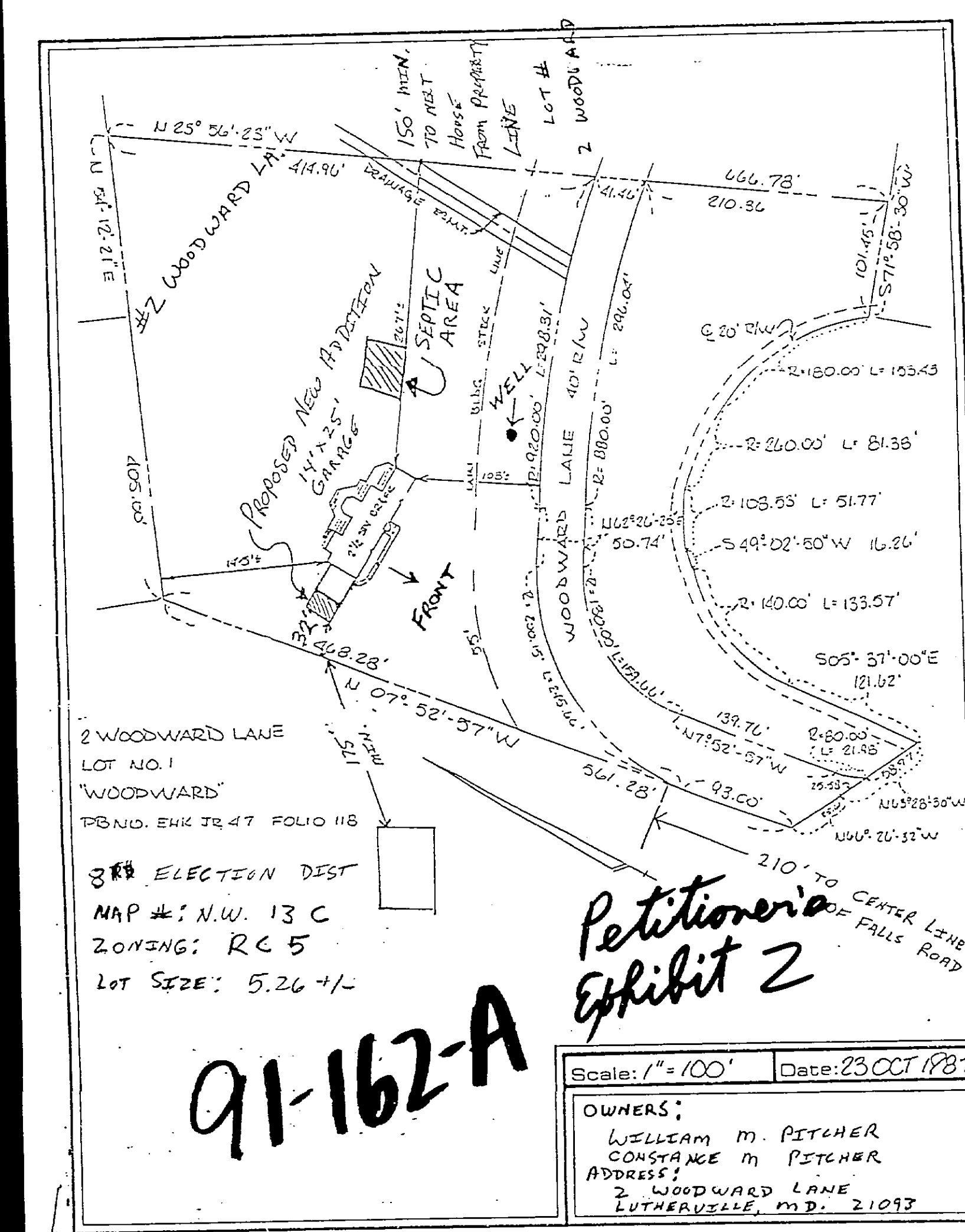
Prior Zoning Hearings: ☐

Zoning Office USE ONLY!

reviewed by: *JRH* ITEM #: 185 CASE #:

North

date: \_\_\_\_\_ prepared by: \_\_\_\_\_ Scale of Drawing: 1"=100'



CASE #: 91-162-A



Proposed single car addition garage will be added to present garage on black-top area as shown on other side.

PETITIONER'S  
EXHIBIT # 2

CASE #: 91-162-A



View of pine tree screen on lot line where proposed single car garage is to be built.



Pine tree screen near lot line on side where garage is to be attached.

PETITIONER'S  
EXHIBIT # 4

**Petitioner's Exhibit 5** 1/18/91

Dear Mr. Haines,

In response to case # 91-162-A I was told that there was no objection to this case and that a public hearing was scheduled because of "lack of info. Mr. Pitcher obtained this letter of approval from the "Woodward Homeowners Association" that they have no objection to this Variance. I thought maybe with this in hand, you would reconsider the hearing.

Thanks for Your Consideration and Time

George B. Ayres  
P.O. Box 1105  
HUNT VALLEY MD  
592-3200

RECEIVED  
JAN 10 1991  
ZONING OFFICE

P.S. I'm taking care of this for MR. William Pitcher  
2 WOODWARD LANE

JOHN C. BRUMMER, D.D.S., P.A.  
PRACTICE UNITED TO ORTHODONTICS  
36 WOODWARD LANE  
LUTHERVILLE, MD 21093  
TELEPHONE: 866-3630

**Petitioner's Exhibit 6**

Received  
J. Robert Haines  
Zoning Commissioner

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

December 14, 1990

Mr. & Mrs. William M. Pitcher  
2 Woodward Lane  
Lutherville, Maryland 21093

Re: CASE NUMBER: 91-162-A  
LOCATION: W/S Woodward Lane, 210' N Falls Road  
2 Woodward Lane

Dear Petitioner:

By Order of the Zoning Commissioner's Office, dated December 13, 1990, this matter must be scheduled for a public hearing.

Formal notification of the hearing date will be forwarded to you shortly. As you recall, it will now be necessary to run notice of the hearing in two local newspapers. You will be billed for these advertising costs.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,  
*G. S. Stephens*  
G. S. Stephens  
(301) 887-3391

**Petitioner's Exhibit 7**

*Robt. Haines*  
887-3353









BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION

TIMONIUM

SHEET

NW  
13-C

UNCORRECTED